

TAB 4



City of Palmetto Agenda Item

Meeting Date

3/7/11

Presenter: Lorraine Lyn

Department: Planning

Title:

**Title: Consider Ordinance 2011-07
GDP 2011-01**

**Manatee School of the Arts
General Development Plan for 21.587 acres**

The purpose of this GDP is to approve a single general development plan under the PD-MU zoning for all MSA properties totaling 21.587 acres. This matter has been expedited to assist the applicant in being able to open new facilities prior to the start of the 2011-2012 school year.

Staff recommends Approval of the GDP with stipulations noted in the attached report.

Although not all issues were resolved, the Planning and Zoning Board recommended Approval of the GDP with the following stipulations:

- 1) Landscape buffer on the south side of the property (adjacent to the Hammocks) shall meet the PD buffer requirements of the zoning code
- 2) The open space as shown on the site plan shall be determined to be adequate
- 3) The buildings shall meet set-back as shown on the site plan except that all new buildings shall meet the requirements of the zoning code for PD zoning with the exception of the northernmost 3 story building which shall be located at least 36 ft from the perimeter of the property.
- 4) Parking shall be provided as set forth in the state SREP standards for schools
- 5) The go-cart track may be utilized during daylight hours, no more than one cart on the track at a time, staff and applicant shall work to establish reasonable noise guidelines.

At the time of the Planning and Zoning Board public hearing, some issues remained unresolved. Staff and the applicant are in the process of working out solutions to the issues. In addition to the P & Z recommendations above, staff recommends amending stipulation 5) to add the following

"No person shall operate or cause to be operated any karting vehicle which when measured at any property line of the property where the sound is being generated exceed sixty (60) dBA at the property line. The method of measurement of sound shall be made at or beyond the real property line of the property on which such sound is generated or on the receiving land, as appropriate, approximately five (5) feet above ground."

Also, since traffic stacking and safety issues have not been resolved to date, staff recommends the addition of the following condition.

"6) During construction plan review, the applicant shall provide a traffic study, acceptable to the city engineer, to demonstrate that there is adequate stacking of vehicles dropping off and picking up students such that vehicles do not back up onto Haben Boulevard. The traffic study should also address any additional improvements to existing access points including but not limited to, entrance lanes into the project and/or left and right turn lanes onto Haben Boulevard. On-site and/or off-site improvements shall be shown on the construction drawings as required by the city engineer based on the approved traffic study."

These stipulations are reflected in the recommended ordinance.

Budgeted Amount:	\$0.00	Budget Page No(s):		Available Amount:	\$0.00	Expenditure Amount:	\$0.00
-------------------------	--------	---------------------------	--	--------------------------	--------	----------------------------	--------

Additional Budgetary Information:

Funding Source(s):		Sufficient Funds Available:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Budget Amendment Required:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Source:	
---------------------------	--	------------------------------------	---	-----------------------------------	---	----------------	--

City Attorney Reviewed:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Advisory Board Recommendation:	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against	Consistent With:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Palmetto 2030 Comprehensive
--------------------------------	---	---------------------------------------	---	-------------------------	--	-----------------------------

☐ N/A☐ N/A☐ N/A☐ Plan

**Potential
Motion/
Direction
Requested:**

The City Commission shall APPROVE WITH CONDITIONS the proposed GDP, and adopt Ordinance No. 2011-07 as recommended by staff.

Staff Contact:

Lorraine Lyn

Planning
Department

723-4580 Ext. 135

Attachments:

Staff Report covering the annexation, small scale plan amendment, rezoning and GDP for Manatee School of the Arts.

CITY OF PALMETTO
ORDINANCE NO. 2011-07

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, PROVIDING FOR FINDINGS OF FACT; AMENDING ORDINANCE NO.09-986 TO APPROVE AN AMENDED GENERAL DEVELOPMENT PLAN FOR A MIDDLE AND HIGH SCHOOL WITH A MAXIMUM OF 1650 STUDENT STATIONS AND AN EDUCATION RELATED GO-KART FACILITY FOR THE PROPERTIES GENERALLY LOCATED AT 600, 700 AND 822 HABEN BOULEVARD AND 735 15TH AVENUE DRIVE EAST, PALMETTO, AND LOCATED IN THE PDMU (PLANNED DEVELOPMENT MIXED-USE) ZONING DISTRICT; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE (Applicant: Renaissance Arts and Education, Inc./dba Manatee School for the Arts (MSA), approximately 21.58 acres GDP2011-01))

WHEREAS, Article VIII, Section 2 of the Florida Constitution provides that municipalities shall have governmental, corporate and proprietary powers to enable municipalities to conduct municipal government, perform municipal functions, and render municipal services; and,

WHEREAS, Chapter 166, Florida Statutes, the “Municipal Home Rule Powers Act,” implements the applicable provisions of the Florida Constitution and authorizes municipalities to exercise any power for municipal purposes, except when expressly prohibited by law and to enact ordinances in furtherance thereof; and,

WHEREAS, the City Commission of the City of Palmetto has certain regulatory authority granted to it by the Florida Constitution, the Florida Statutes and the City Charter to regulate the use of land within its corporate boundaries; and,

WHEREAS, in 2009, the City Commission of the City of Palmetto approved a PDMU Zoning and General Development plan pursuant to Ordinance 09-986, (the “Project”); and

WHEREAS, the City of Palmetto has received a request for approval of an Amended General Development Plan for the Project to include the lands described in **Exhibit A** (approximately 21.58 acres), to (i) add approximately 13.273 acres of adjacent lands, (ii) to provide for expansion of the existing facilities to a total of 213,370 square feet, including the following:

Phase 1 in 2011 is an:

- (1) Addition of a 42,000 square-foot, three-story classroom building.
- (2) Addition of a karting track facility for educational purposes; and
- (3) Addition of a 5,000 square-foot classroom to be associated with the karting track facility;

Phase 2 in 2014 is an:

- (1) Addition of a 47,400 square-foot, three-story classroom building, to replace a modular 9,640 square-foot classroom facility; and

WHEREAS, the City has adopted Ordinance 2011-06 to rezone the Property to Planned Development Mixed-Use (PDMU); and

WHEREAS, the Planning and Zoning Board of the City of Palmetto reviewed the proposed Amended General Development Plan, held a properly noticed public hearing on February 17, 2011, received public comment and testimony, and provided its recommendation to the City Commission of the City of Palmetto; and

WHEREAS, the City Commission of the City of Palmetto held a properly noticed public hearing on March 7, 2011, and received public comment and testimony at said hearing, and continued said public hearing to March 21, 2011; and

WHEREAS, the City Commission of the City of Palmetto finds that approval of the proposed Amended General Development Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**, benefits the public health, safety, and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF PALMETTO, FLORIDA, AS FOLLOWS:

Section 1. Findings of Fact.

- A. The above-referenced “WHEREAS” clauses are adopted herein as findings of fact.
- B. The Planning and Zoning Board, acting as the Local Planning Agency, has recommended approval with certain conditions of the proposed Amended General Development Plan, a copy of which is attached hereto and incorporated herein as **Exhibit B**.
- C. The proposed Amended General Development Plan, read together with the stipulations set forth below, is consistent with the City of Palmetto’s Comprehensive Plan.
- D. The proposed Amended General Development Plan is compatible with adjacent land uses and complies with all pertinent provisions of the City of Palmetto’s Zoning Code, as conditioned by the City Commission.

Section 2. Plan Approval. The proposed Amended General Development Plan is hereby approved with the following stipulations:

- 1. The landscaped buffer on the south side of the property shall meet the requirements of the PDMU zoning district.

2. Open space shall be provided as depicted on the General Development Plan.

3. All buildings shall meet the setbacks as shown on the General Development Plan, and the northernmost 3-story building shall be setback a minimum of 36 feet from the perimeter of the property.

4. Parking shall meet SREF (state requirements for educational facilities) in effect at time of the adoption of this Ordinance.

5. The karting track may only be utilized for educational purposes during daylight hours, with no more than one kart on the tract at a time. No person shall operate or cause to be operated any karting vehicle which when measured at any property line of the property where the sound is being generated exceeds sixty (60) dBA at the property line. The method of measurement of sound shall be made at or beyond the real property line of the property on which such sound is generated or on the receiving land, as appropriate, approximately five (5) feet above ground.

6. During final construction plan review, the applicant shall provide a traffic study, acceptable to the city engineer, to demonstrate that there is adequate stacking of vehicles dropping off and picking up students such that vehicles do not back up onto Haben Boulevard. The traffic study should also address any additional improvements to existing access points including but not limited to, entrance lanes into the project and/or left and right turn lanes onto Haben Boulevard. On-site and/or off-site improvements shall be shown on the construction drawings as required by the city engineer, based on the approved traffic study.

Section 3. Repeal of Ordinance. This Ordinance hereby repeals and replaces Ordinance 09-986 in its entirety.

Section 4. Severability. If any section, sub-section, paragraph, sentence, clause or phrase in this Ordinance shall be held invalid by a court of competent jurisdiction, then such invalidity shall not affect the remaining portions hereof.

Section 5. Effective Date. This Ordinance shall take effect as provided for by law and by City Charter, Section 14 upon execution by the Mayor, or if disapproval occurs, upon reconsideration by the City Commission and passing of the Ordinance by at least four (4) votes.

PASSED AND DULY ADOPTED, by the City Commission, in open session, with a quorum present and voting, this 21st day of March, 2011.

First Reading: February 28, 2011
Publication: February 21, 2011 and February 28, 2011
Second Reading and
Public Hearing: March 7, 2011 continued to March 21, 2011

CITY OF PALMETTO, FLORIDA, BY
AND THROUGH THE CITY
COMMISSION OF THE CITY OF
PALMETTO

By: _____
SHIRLEY GROOVER BRYANT, MAYOR

ATTEST: James R. Freeman
City Clerk

By: _____
City Clerk/Deputy Clerk

**METES & BOUNDS DESCRIPTION
OF OVERALL PROPERTY
AS SHOWN ON THE "BOUNDARY AND TOPOGRAPHIC SURVEY"
PREPARED BY LEO MILLS & ASSOCIATES, INC.
FOR: RENAISSANCE ARTS & EDUCATION, INC., DATED 1/26/11, JOB NO. C7523**

DESCRIPTION PREPARED 3/3/11

DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°12'39"W, A DISTANCE OF 6.53 FEET; THENCE S85°09'55"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301, A DISTANCE OF 12.04 FEET TO AN IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301 AND THE EAST RIGHT-OF-WAY LINE OF HABEN BOULEVARD (84 FOOT WIDE); THENCE S00°12'39" W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABEN BOULEVARD, A DISTANCE OF 613.30 FEET TO THE NORTHWEST CORNER OF TRACT 1 OF DAKIN SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 24, PAGE 63 AND 64, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE N88°32'52"E, ALONG THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 477.24 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1; THENCE S03°15'06"W, ALONG THE EAST LINE OF SAID TRACT 1, A DISTANCE OF 73.25 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1378, PAGE 860 OF SAID PUBLIC RECORDS; THENCE S87°03'25"E, ALONG THE NORTH LINE OF SAID PARCEL AND THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1793, PAGE 875 OF SAID PUBLIC RECORDS, A DISTANCE OF 488.93 FEET TO THE NORTHEAST CORNER OF SAID PARCEL IN OFFICIAL RECORD BOOK 1793, PAGE 875; THENCE ALONG THE EASTERN BOUNDARY OF SAID PARCEL, THE FOLLOWING 4 COURSES AND DISTANCES: S41°19'39"E, 47.20 FEET; S03°10'57"W, 18.20 FEET; THENCE N86°46'48"W, 190.62 FEET; S01°06'13"W, 205.01 FEET TO THE SOUTHERNMOST SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE S01°06'13"W, ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 1378, PAGE 860, A DISTANCE OF 42.15 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING A POINT ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED ON A BOUNDARY SURVEY BY GLOBAL SURVEYING OF BRADENTON, LLC, DATED 12/12/07, JOB NUMBER 0102113.6; THENCE S89°47'56"E, ALONG SAID NORTH LINE, A DISTANCE OF 181.90 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, ALSO BEING THE NORTHWEST CORNER OF LOT 29, SUNKIST ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S03°28'59"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 701.39 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, ALSO BEING THE SOUTHWEST CORNER OF LOT 23 OF SAID SUNKIST ACRES; THENCE N89°57'46"W, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 243.35 FEET TO THE NORTHEAST CORNER OF HAMMOCKS AT RIVIERA DUNES, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGES 20 THRU 23 OF SAID PUBLIC RECORDS; THENCE N89°12'45"W, ALONG THE SOUTH LINE OF SAID PARCEL, ALSO BEING THE NORTH LINE OF SAID HAMMOCKS AT RIVIERA DUNES, A DISTANCE OF 263.91 FEET TO A POINT ON THE EAST LINE OF TRACT 2 OF AFOREMENTIONED DAKIN SUBDIVISION; THENCE S02°11'12"E, ALONG SAID EAST LINE, A DISTANCE OF 3.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 2; THENCE N89°34'29"W, ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 432.17 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 2; THENCE N00°12'39"E, ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 346.83 FEET TO THE

POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 81°01'22", A DISTANCE OF 35.35 FEET (CHORD = 32.48 FEET; CHORD BEARING = N40°42'58"E) TO THE POINT OF TANGENCY OF SAID CURVE, BEING ON THE NORTH LINE OF SAID TRACT 2; THENCE N81°13'18"E, ALONG SAID NORTH LINE, A DISTANCE OF 40.57 FEET; THENCE S89°44'41"E, ALONG SAID NORTH LINE, A DISTANCE OF 384.08 FEET TO THE NORTHEAST CORNER OF SAID TRACT 2, ALSO BEING A POINT ON THE WEST LINE OF AFORMENTIONED PARCEL OF LAND AS DESCRIBED ON A BOUNDARY SURVEY BY GLOBAL SURVEYING OF BRADENTON, LLC; THENCE N02°17'38"E, ALONG SAID EAST LINE, A DISTANCE OF 50.33 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED TRACT 1 OF SAID DAKIN SUBDIVISION; THENCE N89°47'21"W, ALONG THE SOUTH LINE OF SAID TRACT 1, A DISTANCE OF 385.91 FEET; THENCE N80°48'00"W, ALONG SAID SOUTH LINE, A DISTANCE OF 40.57 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THRU A CENTRAL ANGLE OF 81°01'22", A DISTANCE OF 35.35 FEET (CHORD = 32.48 FEET; CHORD BEARING = N40°17'40"W) TO THE POINT OF TANGENCY OF SAID CURVE, BEING ON THE WEST LINE OF SAID TRACT 1; THENCE N00°12'39"E, ALONG SAID WEST LINE, A DISTANCE OF 614.62 FEET TO THE POINT OF BEGINNING.

ALSO:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE S00°12'39"W, A DISTANCE OF 6.53 FEET; THENCE S85°09'55"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301, A DISTANCE OF 12.04 FEET TO AN IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301 AND THE EAST RIGHT-OF-WAY LINE OF HABEN BOULEVARD (84 FOOT WIDE); THENCE S00°12'39 W, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABEN BOULEVARD, A DISTANCE OF 1277.92 FEET FOR A POINT OF BEGINNING; THENCE S89°47'21"E, A DISTANCE OF 446.10 FEET; THENCE S02°11'59"W, A DISTANCE OF 12.00 FEET; THENCE N89°47'21"W, A DISTANCE OF 446.10 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HABEN BOULEVARD; THENCE N00°12'39"E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

ALL THE ABOVE DESCRIBED PROPERTY CONTAINING 21.67 ACRES, MORE OR LESS.

Diane Ponder

From: Shirley G. Bryant
Sent: Wednesday, March 02, 2011 1:17 PM
To: Commission; Department Heads and Legal
Cc: Diane Ponder; Deanna Roberts
Subject: FW: School of the Arts Plans

Forwarding for your information.

Shirley Groover Bryant
Mayor - City of Palmetto
516 8th Avenue West
Palmetto, Florida 34221
mayor@palmettofl.org
(941) 723-4570
(941) 723-4576 (Fax)
<http://www.palmettofl.org>

-----Original Message-----

From: Jan [<mailto:couch9748@prodigy.net>]
Sent: Tuesday, March 01, 2011 2:56 PM
To: mayor
Subject: School of the Arts Plans

As a full time resident of Riviera Dunes, I am very concerned about the addition of hundreds of cars trying to drop off and pick up once the school is enlarged. The students make many u-turns at the gate each morning. This extra u-turn traffic was probably not considered in the traffic circle plan. In the afternoon pick up traffic STOPS one lane on Haben since parents have to wait in line. Adding hundreds of extra parents will back Haben up onto 301. Thanks for considering my concerns.

Jan Couch
104 12th Avenue

Sent from my iPhone

Diane Ponder

From: Shirley G. Bryant
Sent: Friday, February 25, 2011 2:31 PM
To: Commission; Department Heads and Legal
Cc: Diane Ponder; Deanna Roberts
Subject: FYI: Manatee School of the Arts public hearing

DO NOT REPLY TO ALL

Shirley Groover Bryant

Mayor - City of Palmetto

516 8th Avenue West

Palmetto, Florida 34221

mayor@palmettofl.org

(941) 723-4570

(941) 723-4576 (Fax)

<http://www.palmettofl.org>

From: Patricia Wilson [<mailto:cglpow@aol.com>]
Sent: Thursday, February 24, 2011 12:18 PM
To: mayor
Subject: Manatee School of the Arts public hearing

Mayor,

As you can imagine, The Hammocks at Riviera Dunes has a keen interest in the proposed changes that the School has submitted. I attended the public meeting of the Planning and Zoning Board on February 17th, and discovered that Dr. Jones wishes to offer a new course to students on the physics of motor sports. He will go about doing this by building and running Go Karts at his "fun lab", a 5,000 square foot building/garages he proposes to build to the north side of the oval. He stated at the meeting that the noise will be minimal, "like running a lawn mower", but for how many hours a day? Is this an appropriate use in an area where there is a nursing care facility to the north side of the property, senior housing to the west and residential homes to the south?

Dr. Jones stated at the meeting that there will only be one kart at a time running on the track. But there was some mention of possible intramurals with other schools in the future. In Phase 2 of the project, he expects to have 7 karts.

While we can appreciate that educators are trying to find new ways to make learning more interesting for their students, we do not want to live next to a Go Kart track. Anderson track was mentioned as a current go kart driver training area, perhaps the school should consider running their new program over there?

I understand that the next meeting with the City Commission will be Monday, February 28th. Unfortunately, I will be unable to attend because of our Association's annual meeting that night.

Sincerely,

Patricia Wilson

President, The Hammocks at Riviera Dunes Homeowner Association

Diane Ponder

From: Shirley G. Bryant
Sent: Friday, February 25, 2011 11:25 AM
To: Commission; Department Heads and Legal
Cc: Deanna Roberts; Diane Ponder
Subject: FW: Public hearing re: Go Karts at the Manatee School of the Arts

DO NOT REPLY TO ALL

fyi

Shirley Groover Bryant

Mayor - City of Palmetto

516 8th Avenue West

Palmetto, Florida 34221

mayor@palmettofl.org

(941) 723-4570

(941) 723-4576 (Fax)

<http://www.palmettofl.org>

From: CDOCKSIDER1@aol.com [<mailto:CDOCKSIDER1@aol.com>]
Sent: Friday, February 25, 2011 9:16 AM
To: mayor
Cc: cglpow@aim.com; cglpow@aim.com
Subject: Public hearing re: Go Karts at the Manatee School of the Arts

Dear Mayor Bryant and Members of City Council

Re: Go Karts at the Manatee School of the Arts
Feb. 25, 2011

Several years ago when the failed residential project on Haben Blvd remained non constructed and became the property of the Manatee School of the Arts to use, many neighbors in the Riviera Dunes complex, including my husband and myself were pleased that it was going to be used to benefit the youth of the county in the education of the ARTS. As an artist, I feel that a school like this is really necessary.

However, the plan to offer the curriculum of "physics of motorsports" with the intent to incorporate the operation of Go Karts on the Art School campus fails to convince me that this area of study has a place in this specialty school's curriculum and is yet another negative to our already noisy environment--more noise! As a nearby resident, this really concerns me because the school is surrounded by residential living:

-A senior living high rise building directly across the street to the west, from the area being considered for Go Kart use.

-A sixty five complex of townhouses within just feet to the south of the schools' property line where families with small and, in some cases, physically challenged children, retirees and investment properties with consideration for seasonal and year round rentals. This complex is just adjacent to the proposed Go Kart track.

-There is Riviera Palms Rehab and Convalescent Center adjacent to the school to the north on the same side of the street with residents who have the potential to be affected at any time of the day

-And finally, there is a large planned development to the east with above average prices planned. How successful will it be when prospective purchasers learn that they will be living next to Go Kart noise? What is the noise ordinance in our area?

In summary, please consider the surrounding Palmetto residents that will be negatively affected by the noise created by the school's plan to offer outdoor Go Kart use in close proximity to their homes, especially after the fact. The homeowners who live nearby become captives, cannot move because their financial investment becomes less valuable, and still are obliged to pay high taxes of Manatee County. It would decrease our property values even More. There is so much available open land in the northeast region of this county that with a little research might provide a much more opportune site for this type of program and activity. Times of use constraints and limitations of number of vehicles are quickly forgotten once a program is underway and those limitations would be of marginal benefit to the residents of the area who are in residence during daytime hours. Please do not approve a noisy addition to our residential neighborhood by the current and future planning of a Go Kart track and program that has the potential to become a real negative for our way of life. Please do not approve this!

Thank you, Carole and Frank Dougherty
1205 3rd St Circle East

Palmetto, FL 34221

cc Patricia Wilson
President Homeowners Association of
Hammocks at Riviera dunes

Diane Ponder

From: Shirley G. Bryant
Sent: Wednesday, March 02, 2011 3:54 PM
To: Commission; Department Heads and Legal
Cc: Diane Ponder; Deanna Roberts
Subject: FW: future plans for the manatee school of the arts

fyi

Shirley Groover Bryant

Mayor - City of Palmetto

516 8th Avenue West

Palmetto, Florida 34221

mayor@palmettofl.org

(941) 723-4570

(941) 723-4576 (Fax)

<http://www.palmettofl.org>

From: Frank & Margit Maggio [<mailto:fmaggio1@tampabay.rr.com>]
Sent: Wednesday, March 02, 2011 3:24 PM
To: mayor
Subject: future plans for the manatee school of the arts

We have lived at Riviera Dunes for the last 8 years and have enjoyed this most beautiful spot in Manatee County. Unfortunately the influx of buildings and traffic has spoiled the serenity of this peaceful area.

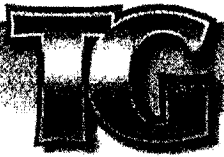
Unfortunately we are not able to attend the meeting on March 7th, the proposal for the addition of the school is increasing the traffic and congestion and the noise of the track will certainly be an additional nuisance to the community.

We are definitely opposed to the idea and will do all that we can to stop this project.

Thank you for your time

Frank and Margit Maggio
8th Ave. East
Palmetto, Fl. 34221

941-531-4541



TERRANCE A. GILLIAM

17 Perder Lane
Edgewater, Maryland 21037

Riviera West, LLC
10005 Good Luck Road
Glendale, Maryland

March 7, 2011

Board of Commissioners
City of Palmetto, Florida
516 8th Avenue, West
Palmetto, Florida 34221

Reference: Letter of Dissent and Rebuttal for the Rezoning and General Development Plan --
Manatee School for the Arts, 700 Haben Boulevard, Palmetto, FL

To the Board of Commissioners:

Riviera West, LLC does not support the request for re-zoning and General Development Plan (GDP) as presented by the Manatee School for the Arts (MSA) to the City of Palmetto Planning and Zoning Board on February 17, 2011. Specifically, Riviera West, LLC expresses dissent on the following items.

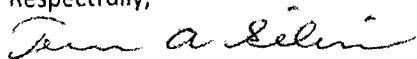
1. To rezone 2 single family parcels (zoned PD-MU & RSF4.5) and 2 tracts fronting on Haben Boulevard (Blvd) (zoned PD-MU) to PD-MU to incorporate them into a 2-phase GDP for the school.
2. To add a 42,000-square foot, 3-story classroom building (NE corner), a go-cart track and associated building in 2011 (Phase 1).
3. To add a 47,400-square foot, 3-story classroom building (SE corner) and relocate the existing 13,500-square foot modular building to the SW corner (near the Hammocks) (Phase 2).

Riviera West, LLC owns 7.87 acres on Haben Blvd (future development of Riviera Walk West). The property is situated to the west of Haben Blvd, directly adjacent to MSA. The property is zoned and permitted for 68 single family townhome units. The potential economic and environmental implications of these requests have significant and adverse impacts for the future marketability of the development. The specific concerns of Riviera West, LLC regarding the request from the MSA are summarized below.

1. Noise from the go-carts will adversely affect the property values and quality of life for current and future residents. Riviera West, LLC supports educational pursuits at MSA. However, no one wants to work or live near a permanent "go cart" track. Noise levels requisite to protect public health and welfare against hearing loss, annoyance, and activity interference have been identified by the US Environmental Protection Agency (EPA) as presented in the EPA guidance document, *"Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety"*. EPA guidance has demonstrated that noise levels of 55 decibels outdoors and 45 decibels indoors are necessary in order to prevent activity interference and annoyance. These levels of noise are considered those which will permit spoken conversation and other activities such as sleeping, working and recreation, which are part of the daily human condition. Based on information received to date from MSA, City of Palmetto noise guidelines identifying 60 decibels during the hours of 7:00AM to 10:00PM for receiving residential use have not been satisfied. As a result, Riviera West, LLC formally request a noise study to be conducted by MSA and its review by an independent team of engineers prior to approval of the expansion of an outdoor "go-cart" operation.
2. Infrastructure expansion at the MSA will increase traffic volume for residents and businesses along Haben Blvd. Riviera West, LLC formally requests a traffic study demonstrating that the proposed development will not adversely affect the current capacity levels of Haben Blvd. If the study demonstrates an adverse impact, MSA will prepare a design to increase the traffic capacity along Haben Blvd.
3. MSA has not provided information pertaining to percent increases on utilities, specifically, potable water, sanitary sewer, fire protection, and storm water management as a consequence of the proposed development. Riviera West, LLC formally requests information associated with the proposed usage with respect to the current capacity of the aforementioned utilities. Not considering this pertinent information places substantial risk of property and loss of life by all residents and businesses alike.

Approving the requests from the MSA will be at the expense of Riviera Walk West as well as the greater neighborhood. Therefore, Riviera West, LLC strongly urges the Board of Commissioners to vote **NO** for the re-zoning and GDP until further information can be provided by MSA and reviewed by all affected citizens.

Respectfully,



Terrance A. Gilliam

Managing Member, Riviera West, LLC

Monday, March 7, 2011

Dear Mayor,

I am a homeowner at the Hammocks at Riviera Dunes, Palmetto.

I recently attended a meeting at the Manatee School of the Art regarding the following:

STEM Program (Science, Technology, Engineering, and Math)

Here's what I took away from the meeting:

- 1) I understand that taxpayers will be paying for this, in a form of a grant from Tallahassee to fund this program. Dr. Jones mentioned that if the current Governor were to have his way they might not all received the grant. Which brought my attention to why Dr. Jones is in a hurry to have this project approved.
- 2) **Concerns RE Go-Kart:**
 - (a) If the school were to get the green light on this proposal the current instructor is fairly elderly (no offense to Mr. Fred). However in the future there will be a successor who may have bigger ideas for this project. Where would the line be drawn?
 - (b) Which brings me to Dr. Jones answers, regarding limits to the number of classes. We were told one class for now but they have enough interest for two more classes. This left me feeling a little uncomfortable about the future of this project and it's future growth.
 - (c) We were also told that the STEM project is going to be a pioneer for other schools and that CNN would be coming to the school to basely spread the word. I have a bit of a problem with this. For years the paved road sat there unnoticed by the juveniles in our neighborhood and surrounding areas. Now that the word

would be out that the students are using the track for Go-Karting, it would now attract these juveniles into our neighborhood. I understand that the school will be installing cameras and fence for safety but as we all know cameras and fence does NOT STOP idol hands.

(d) Dr Jones tried very hard to sell the idea that we will be very proud of the school and its accomplishments as being the only school to have such a project. That's all fine but when we bought our home it was a nice quite neighborhood. If I wanted to be next to a high profile school I would of purchased a home next to IMG.

3) School Traffic:

Mayor, as you are well aware, we face a persistent problem during the school year with regards to student pickup on the entrance to our property. Dr. Jones admitted he couldn't control the problem. If Dr. Jones can not get a handle of this problem why should he get permission to expand his school by adding more students and a bigger headache to all residents of Riviera Dunes who pay their taxes to the City?

Crystal Schwartz
Neighborhood Safety Committee Chair at The Hammocks

1404 3rd St Circle East,
Palmetto, FL 34221



PROJECT DESCRIPTION

MANATEE SCHOOL FOR THE ARTS
700 HABEN BOULEVARD, PALMETTO, FL 34221
REVISED DEVELOPMENT PLAN NEW CLASSROOM BUILDING

INDEX OF DRAWINGS

- GDP 1 - GENERAL INFORMATION
- GDP 2 - EXISTING SITE PLAN
- GDP 3 - 2014 MASTER PLAN
- GDP 4 - BUILDING ELEVATION
- GDP 5 - SITE LIGHTING
- GDP C1 - ENGINEERING INTENT
- GDP L1 - LANDSCAPE PLAN
- GDP S1 - BOUNDARY SURVEY



A2 VICINITY MAP
SCALE: MTS
NORTH

A1 AERIAL PHOTO
SCALE: MTS
NORTH

City of Palmetto Signature Block			
DRC Member	OK	Signature	Date
Deputy Director of Operations			
City Planner			
Fire Marshall			
City Engineer			
Stipulations		Yes	
		No	
Director of Public Works	Signature		Date

GENERAL DEVELOPMENT PLAN REVISION 2011

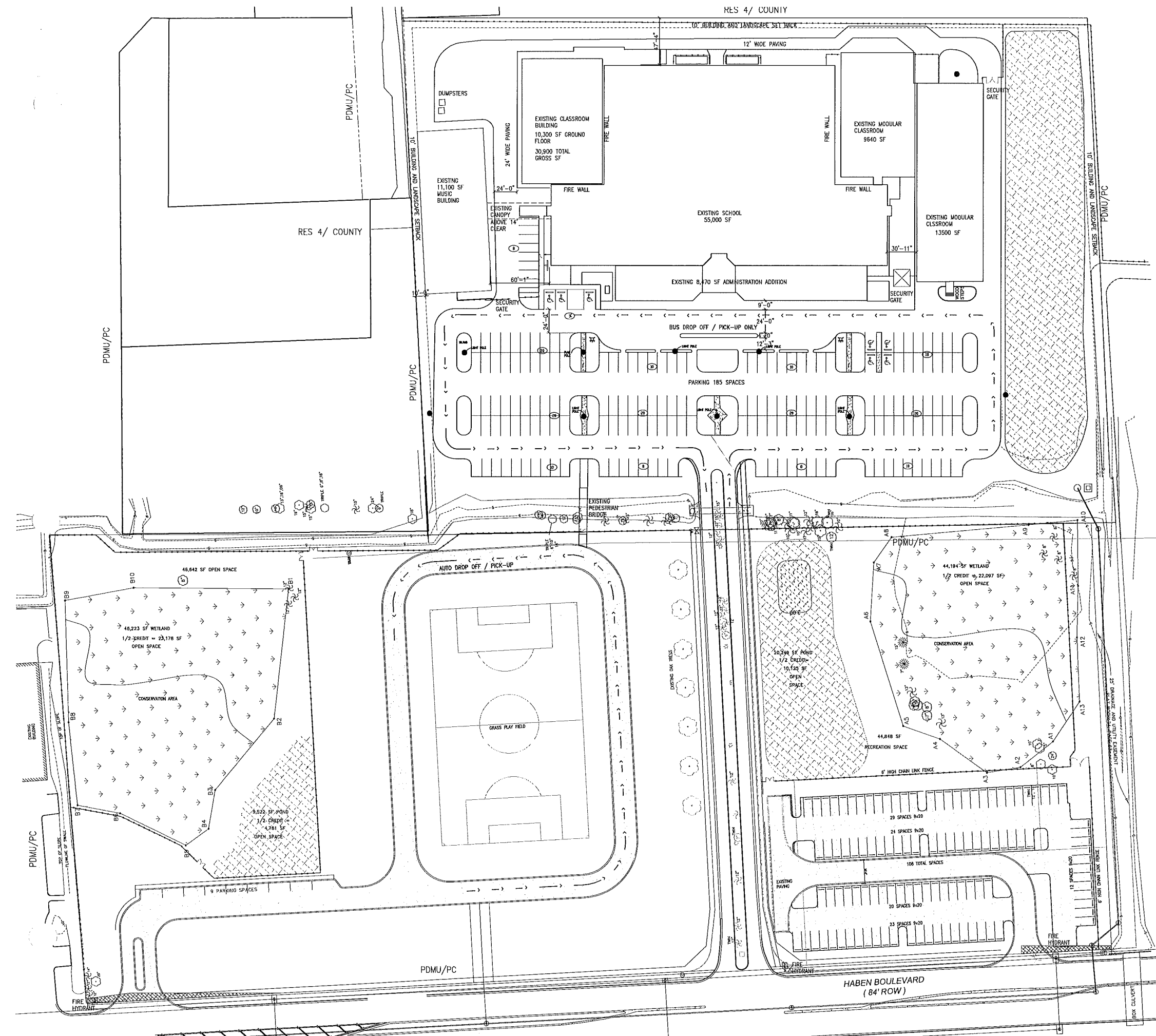
GENERAL INFORMATION		MANATEE SCHOOL FOR THE ARTS		PALMETTO, FL	
SHEET NO. GDP-1	PROJECT NO. 1101	DATE 12/27/2010			

Moore² Design

ARCHITECTURE - INTERIOR DESIGN

Architect: Jon L. Moore, AIA AR0012475
Phone 941.729.1229 Fax 941.729.5979
706 Riverside Drive Palmetto, FL 34221
Copyright: Moore 2 Design, LLC. All Rights Reserved.

NO.	DATE	REVISION DESCRIPTION
1	01.31.11	GDP SUBMITTAL
2	02.24.11	GDP REVISED PER STAFF COMMENTS
3	03.03.11	GDP REVISED PER STAFF COMMENTS
—	—	—
—	—	—
—	—	—



SITE DATA

MANATEE SCHOOL FOR THE ARTS SITE ANALYSIS 01.30.2011					
DESCRIPTION: EXISTING ZONING: FLOOD ZONE:	EXISTING SCHOOL PD-MU AB				
SITE ACREAGE:	ORIGINAL PARCEL HABEN PARCELS 15TH AVENUE DR B 15TH AVENUE DR C TOTAL SITE	AC 8.314 10.63 1.043 1.54 21.587		SF 362,168 455,656 45,433 67,082 940,330	
EXISTING SCHOOL FLOOR AREA	MAIN BUILDING ADMINISTRATION 3-STORY CLASSROOM MUSIC BUILDING MODULAR 1 MODULAR 2	AC	% SITE	FOOTPRINT SF 55,000 8,470 10,300 11,100 9,640 13,500 108,010	TOTAL GSF 55,000 8,470 30,900 11,100 9,640 13,500 128,610
TOTAL EXISTING		2.48	11%		
2011 CLASSROOMS	3-STORY CLASSROOM STEM CLASSROOM TOTAL			14,000 5,000 19,000 127,010	42,000 5,000 19,000 175,610
TOTAL 2011		2.92	14%		
2014 CLASSROOMS	3-STORY CLASSROOM REMOVE MODULAR 1 TOTAL			15,800 (9,640) 6,160 133,170	47,400 (9,640) 37,760 213,370
TOTAL 2014		3.06	14%		
EXISTING SITE ANALYSIS	TOTAL BUILDING PARKING AND DRIVES OPEN SPACE & LS	2.48 3.06 16.05 21.59	11% 14% 74% 100%	108,010 133,231 699,089 940,330	
TOTAL EXISTING					
2011 SITE ANALYSIS	TOTAL BUILDING PARKING AND DRIVES OPEN SPACE & LS	2.87 4.26 14.48 21.59	13% 20% 67% 100%	124,860 185,731 629,739 940,330	
TOTAL SITE 2011					
2014 SITE ANALYSIS	TOTAL BUILDING PARKING AND DRIVES OPEN SPACE & LS	3.35 14.13 21.59	16% 19% 65% 100%	146,020 178,731 615,579 940,330	
TOTAL SITE 2014					

LEGEND

	EXISTING WETLANDS
	EXISTING DRAINAGE RETENTION DETENTION
	NEW BUILDING

SITE PLAN NOTES

- ALL NEW TYPICAL PARKING SPACES TO BE 9'X20'
- ADA SPACES TO BE 12'X20'
- TWO WAY DRIVE ISLES TO BE 24' WIDE U.O.N.
- LANDSCAPING TO MEET THE REQUIREMENTS OF THE PALMETTO LANDSCAPE ORDINANCE. IRRIGATION DRAWINGS TO BE SUBMITTED WITH THE FINAL SITE PLAN.



A1 SITE PLAN
SCALE: 1" = 50'

GENERAL DEVELOPMENT PLAN REVISION 2011

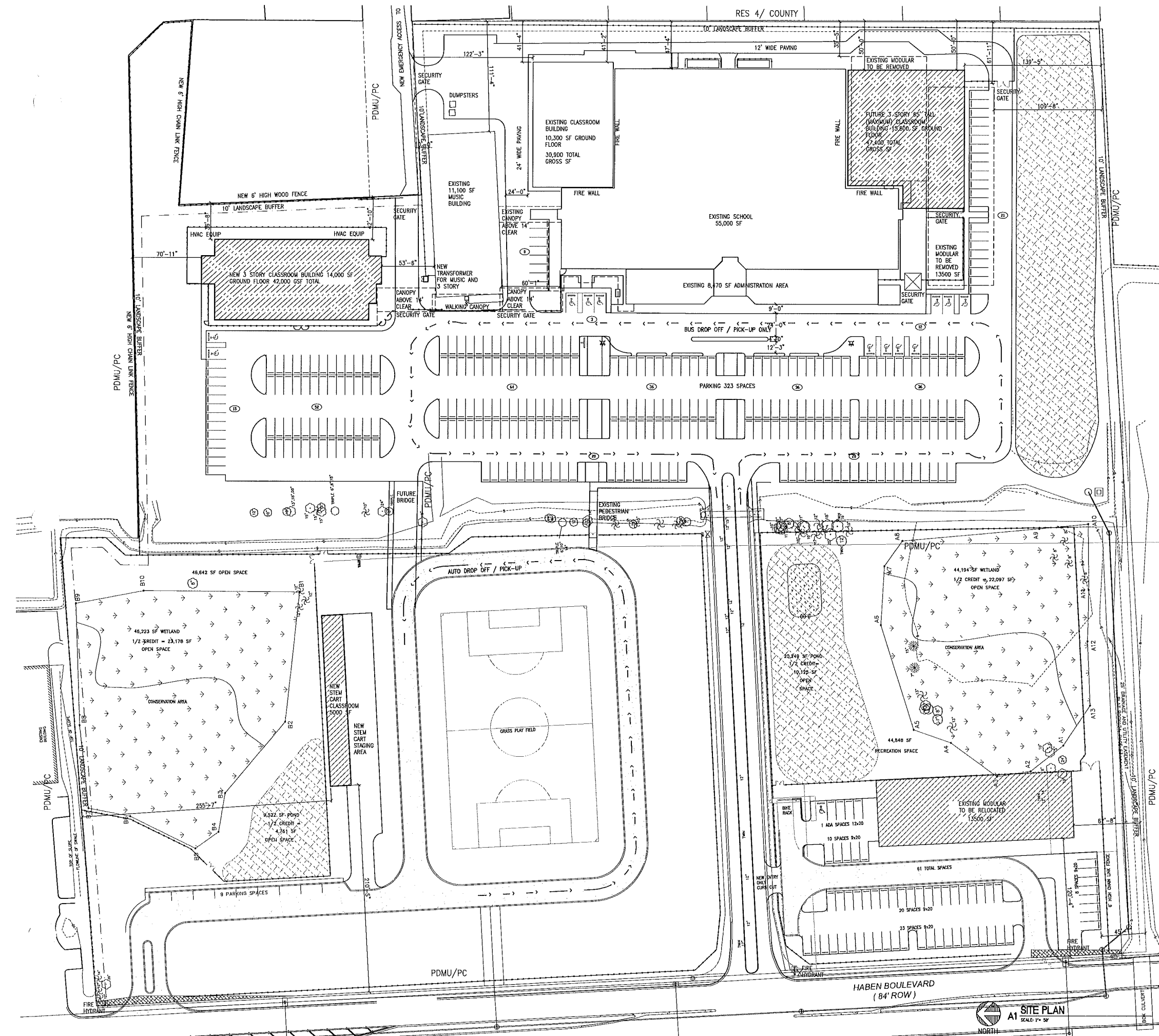
EXISTING SITE PLAN

MANATEE SCHOOL
FOR THE ARTS
PALMETTO, FL

Moore² Design
ARCHITECTURE - INTERIOR DESIGN
Architect: Jon L. Moore, AIA AR26001330
Phone 941.729.1229 Fax 941.729.5979
706 Riverside Drive Palmetto, FL 34221
Copyright Moore 2 Design, LLC. All Rights Reserved.

SHEET NO.	PROJECT NO.	DATE
GDP-2	1101	12/27/2010

NO.	DATE	REVISION DESCRIPTION
1	01.31.11	GDP SUBMITTAL
2	02.24.11	GDP REVISED PER STAFF COMMENTS
3	03.03.11	GDP REVISED PER STAFF COMMENTS



SITE DATA

MANATEE SCHOOL FOR THE ARTS SITE ANALYSIS 01.30.2011				
DESCRIPTION: EXISTING ZONING: FLOOD ZONE:		EXISTING SCHOOL PD-MU AB		
SITE ACREAGE:	ORIGINAL PARCEL	AC	SF	
	HABEN PARCELS	8,314	362,158	
	15TH AVENUE DR B	10.69	465,656	
	15TH AVENUE DR C	1.043	45,433	
TOTAL SITE		21.587	872,247	940,330
EXISTING SCHOOL FLOOR AREA	MAIN BUILDING	AC	% SITE	FOOTPRINT SF
	ADMINISTRATION	55,000		55,000
	3-STORY CLASSROOM	8,470		8,470
	MUSIC BUILDING	10,300		30,900
	MODULAR 1	11,100		11,100
	MODULAR 2	9,640		9,640
TOTAL EXISTING		2.48	11%	108,010
2011 CLASSROOMS	3-STORY CLASSROOM	14,000		42,000
	STEM CLASSROOM	5,000		5,000
TOTAL 2011		2.92	14%	127,010
2014 CLASSROOMS	3-STORY CLASSROOM	15,800		47,400
	REMOVE MODULAR 1	6,180		37,760
TOTAL 2014		3.06	14%	133,170
EXISTING SITE ANALYSIS	TOTAL BUILDING	2.48	11%	108,010
	PARKING AND DRIVES	3.06	14%	133,231
TOTAL EXISTING	OPEN SPACE & LS	18.05	74%	899,089
		21.59	100%	940,330
2011 SITE ANALYSIS	TOTAL BUILDING	2.87	13%	124,860
	PARKING AND DRIVES	4.26	20%	185,731
TOTAL SITE 2011	OPEN SPACE & LS	14.46	67%	629,739
		21.59	100%	940,330
2014 SITE ANALYSIS	TOTAL BUILDING	3.35	16%	146,020
	PARKING AND DRIVES	4.10	19%	178,731
TOTAL SITE 2014	OPEN SPACE & LS	14.13	65%	615,579
		21.59	100%	940,330

SCHOOL POPULATION

	EXISTING	2011	2014
FACULTY & STAFF	115	120	145
STUDENTS 11TH & 12TH	230	280	300
STUDENTS UNDER 11TH GRADE	1120	1170	1350
TOTAL SCHOOL POPULATION	1465	1570	1795

PARKING REQUIREMENTS

PARKING REQUIREMENTS (BASED ON SREF)				
	EXISTING	2011	2014	
FACULTY & STAFF 1 EA	115	120	145	
STUDENTS 11TH & 12TH - 1 PER 10	23	28	30	
VISITORS	20	25	30	
SREF REQUIRED PARKING	158	173 109%	205 118%	
TOTAL PARKING PROVIDED	293	370	392	
ADA REQUIRED	7	8	8	
ADA REQUIRED	7	13	13	

440 SEAT THEATRE IS A NON-CONCURRENT AFTER HOURS VENUE.
PARKING REQUIRED BY CITY CODE IS 1/3 SEATS; 150 PARKING SPACES

ENVIRONMENTAL / COMMUNITY IMPACT STATEMENTS

- POTABLE WATER - TIE INTO EXISTING SERVICE
- SANITARY SEWER - TIE INTO EXISTING SERVICE
- DRAINAGE - ANY MODIFICATION TO THE EXISTING DRAINAGE SYSTEM WILL REQUIRE SWFWMD APPROVAL. (MODIFICATION CURRENTLY IN PROCESS)
- TRANSPORTATION - DURING FINAL CONSTRUCTION PLAN REVIEW, THE APPLICANT SHALL PROVIDE A TRAFFIC STUDY DEMONSTRATE THAT THERE IS ADEQUATE STACKING OF VEHICLES DROPPING OFF AND PICKING UP STUDENTS SUCH THAT VEHICLES DO NOT BACK UP ONTO HABEN BOULEVARD. THE TRAFFIC STUDY SHOULD ALSO ADDRESS ANY ADDITIONAL IMPROVEMENTS TO EXISTING ACCESS POINTS INCLUDING BUT NOT LIMITED TO, ENTRANCE LANES INTO THE PROJECT AND/OR LEFT AND RIGHT TURN LANES ONTO HABEN BOULEVARD.
- AIR QUALITY - THERE IS NO ANTICIPATED IMPACT TO THE AIR QUALITY.
- WATER QUALITY - THERE IS NO ANTICIPATED IMPACT TO THE WATER QUALITY.
- WETLANDS - WETLANDS HAVE BEEN DESIGNATED BY SWFWMD PREVIOUSLY.
- WOODLAND - THERE ARE NO DESIGNATED WOODLANDS ON THE SITE.
- WILD LIFE - THERE ARE NO DESIGNATED WILD LIFE REFUGES ON THE SITE.
- COMMUNITY APPEARANCE - THE NEW CONSTRUCTION WILL BE CONSISTENT IN COMPOSITION AND SCALE WITH CONTEMPORARY SCHOOL BUILDINGS.

NOTES

- THIS IS AN EXISTING FACILITY TO WHICH 13.273 ACRES ARE BEING ADDED.
- SWFWMD APPROVAL WILL BE OBTAINED BEFORE THE PROJECT RECEIVES A FINAL CERTIFICATE OF OCCUPANCY.
- NRPD APPROVAL WILL BE OBTAINED BEFORE VERTICAL BUILDOUT WILL BE PERMITTED BY THE CITY OF PALMETTO BUILDING DEPARTMENT.
- ALL NEW LIGHTING WILL MEET CITY OF PALMETTO POLICE DEPARTMENT CPTD STANDARDS.
- THIS IS AN EXISTING SITE AND MAINTENANCE OF PRIVATELY CONTROLLED RECREATION AND OPEN SPACE IS CURRENTLY IN PLACE.
- THIS IS AN EXISTING FACILITY AND MEETS ALL THE REQUIREMENTS OF SECTIONS 14.2, 14.3, 14.5 AND 14.6 OF THE CONCURRENTLY MANAGEMENT SYSTEM.
- REGARDING CONCURRENTLY MANAGEMENT SYSTEM SECTION 14.4 SERVICE FACILITY CALCULATIONS WILL BE ADDRESSED WITH THE BUILDING PLANS SUBMITTAL.

STEM LAB NOTES

- STEM CART TRACK TESTING DURING DAWN TO DUSK ONLY.
- STEM CART TRACK TESTING ONE CART ON TRACK AT A TIME.
- NO PERSON SHALL OPERATE OR CAUSE TO BE OPERATED ANY KARTING VEHICLE WHICH WHEN MEASURED AT ANY PROPERTY LINE OF THE PROPERTY WHERE THE SOUND IS BEING GENERATED EXCEEDS SIXTY (60) DBA AT THE PROPERTY LINE. THE METHOD OF MEASUREMENT OF SOUND SHALL BE MADE AT OR BEYOND THE REAL PROPERTY LINE OF THE PROPERTY ON WHICH SUCH SOUND IS GENERATED OR ON THE RECEIVING LAND, AS APPROPRIATE, APPROXIMATELY FIVE (5) FEET ABOVE GROUND.

LEGEND

	EXISTING WETLANDS
	EXISTING DRAINAGE RETENTION DETENTION
	NEW BUILDING

SITE PLAN NOTES

- ALL NEW TYPICAL PARKING SPACES TO BE 9'X20'
- ADA SPACES TO BE 12'X20'
- TWO WAY DRIVE ISLES TO BE 24' WIDE U.O.N.
- LANDSCAPING TO MEET THE REQUIREMENTS OF THE PALMETTO LANDSCAPE ORDINANCE. IRRIGATION DRAWINGS TO BE SUBMITTED WITH THE FINAL SITE PLAN.

City of Palmetto Signature Block

DRC Member	OK	Signature	Date
Deputy Director of Operations			
City Planner			
Fire Marshall			
City Engineer			
Stipulations		Yes	No
Director of Public Works		Signature	Date

GENERAL DEVELOPMENT PLAN REVISION 2011

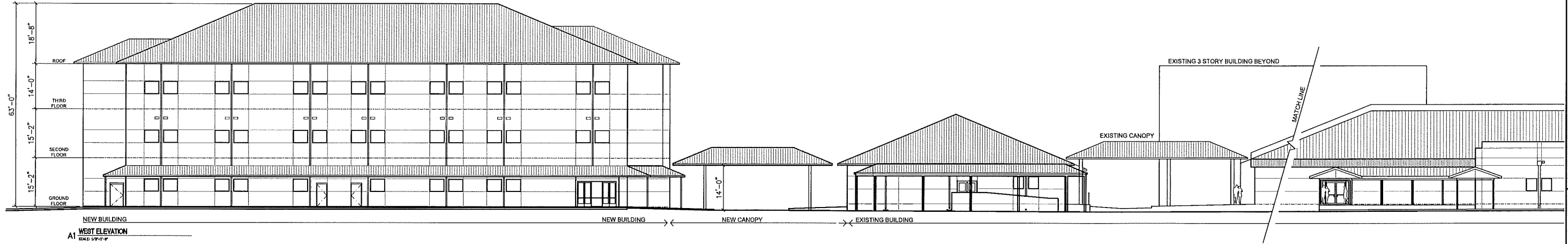
MANATEE SCHOOL FOR THE ARTS

MASTER PLAN

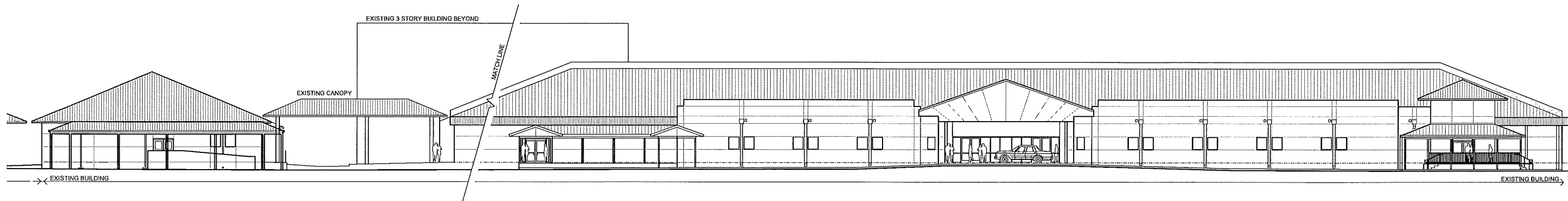
PROJECT NO. DATE 1101 12/27/2010

SHEET NO. GDP-3

Moore² Design
ARCHITECTURE - INTERIOR DESIGN
Architect: Jon L. Moore, AIA AR26001330
Phone 941.729.1229 Fax 941.729.5979
706 Riverside Drive Palmetto, FL 34221
Copyright Moore 2 Design, LLC. All Rights Reserved



A2 WEST ELEVATION NEW BUILDING
SCALE: 1/16" = 1'-0"



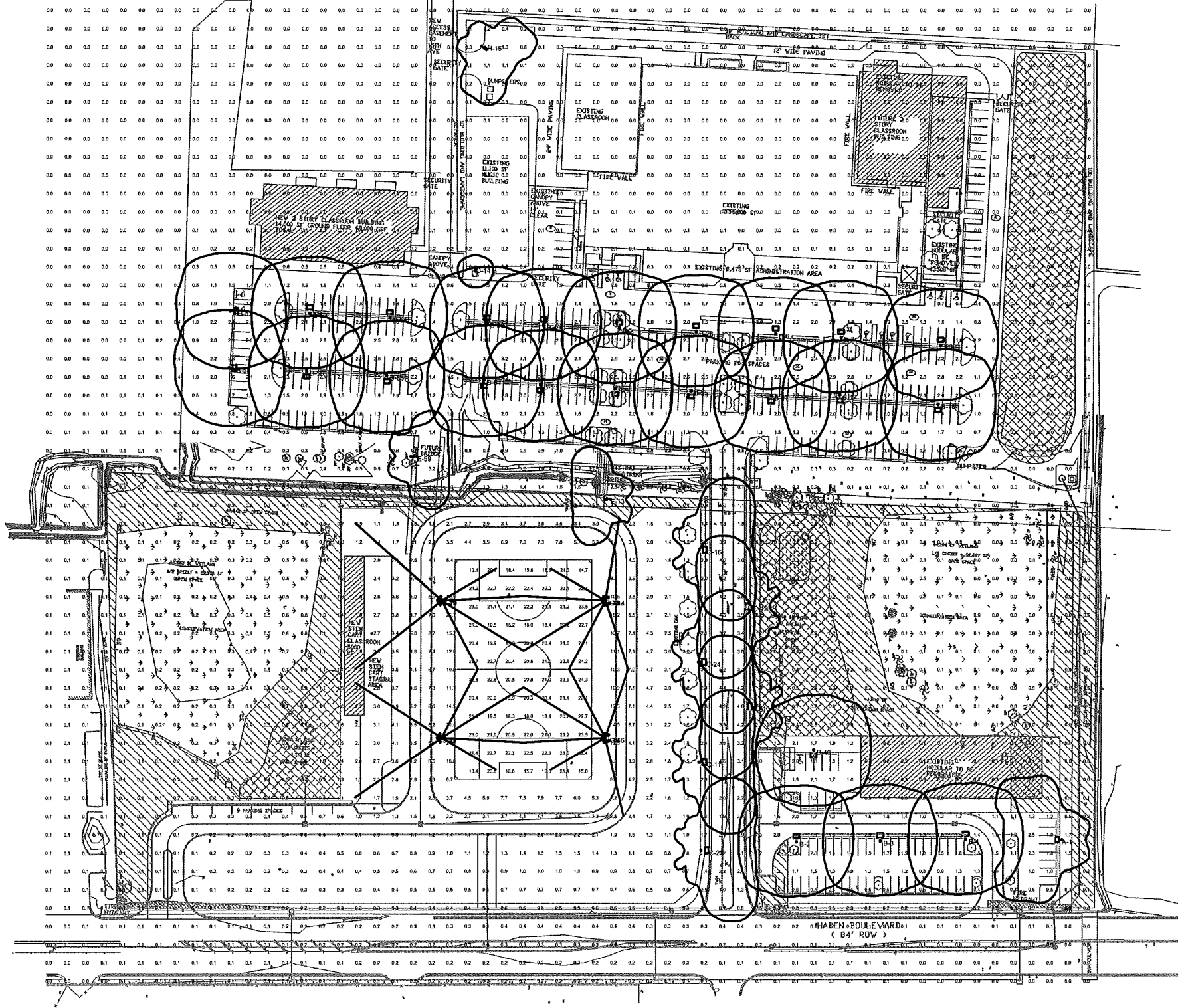
A1 WEST ELEVATION EXISTING
SCALE: 1/16" = 1'-0"

GENERAL DEVELOPMENT PLAN REVISION 2011

BUILDING ELEVATIONS		PROJECT NO. DATE	
MANATEE SCHOOL FOR THE ARTS		1101	12/27/2010
PALMETTO, FL			
Moore & Design			
ARCHITECTURE - INTERIOR DESIGN			
Architect: Jon L. Moore, AIA AR0012475			
Phone 941.729.1229 Fax 941.729.5979			
706 Riverside Drive Palmetto, FL 34221			
Copyright Moore & Design, LLC. All Rights Reserved.			

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
AREA 1	✕	1.1 fc	2.5 fc	0.1 fc	25.0:1	11.0:1
AREA 2	✕	1.7 fc	3.4 fc	0.2 fc	17.0:1	8.5:1
AREA 3	✕	2.7 fc	5.2 fc	0.4 fc	13.0:1	6.8:1
AREA 6	✕	2.4 fc	4.1 fc	0.3 fc	14.0:1	2.7:1
AREA 7	✕	1.4 fc	2.2 fc	0.4 fc	5.5:1	3.5:1
AREA 8	✕	0.5 fc	2.0 fc	0.0 fc	N/A	N/A
BRIDGE	✕	2.3 fc	5.4 fc	0.9 fc	6.0:1	2.6:1
SITE CALCULATIONS	+	0.8 fc	20.7 fc	0.0 fc	N/A	N/A
SOCCER #5	+	20.7 fc	24.3 fc	13.1 fc	1.9:1	1.6:1

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Category Number	Description	Lamp	File	Lumens	LLF	Watts
□	A	1	ALX2 21000L SR4	AREA SIZE 2 LED, 350 LUMEN & 400mA DRIVERS, TEMP 54.5C	ONE 330-WATT LED, AIMED DOWN POS.	ALX2_21000L_SR4.kes	15270	0.72	330
□	B	24	ALX2 21000L SR5	AREA SIZE 2 LED 350 LUMEN NICHIA 400mA DRIVER TEMP 52.2C	ONE 330-WATT LED, AIMED DOWN POS.	ALX2_21000L_SR5.kes	16100	0.72	330
□	C	6	ALX2 21000L SR3	AREA SIZE 2 LED, 350 LUMEN & 400mA DRIVERS, TEMP 64.8C	ONE 330-WATT LED, AIMED DOWN POS.	ALX2_21000L_SR3.kes	16504	0.72	330
□	E	2	ALX1 7000L SR3	AREA SIZE 1 LED, 350 LUMEN NICHIA LED, 400mA DRIVER, TEMP 54C REAR.	ONE 110-WATT LED, AIMED DOWN POS.	ALX1_7000L_SR3.kes	5635	0.72	110
○	F	16	TSP 1500M GP24V	SPORTSLIGHTER W/SPIN DIFFUSE REFL, CLEAR GLASS.	ONE 1500-WATT CLEAR BT-56 METAL HALIDE, HORIZONTAL POSITION.	TSP_1500M_GP24V.kes	150000	0.80	1625
○	D	1	OLW14	OUTDOOR LED WALLPACK, LED TEMP 60.8C	ONE 28.3-WATT LED, AIMED DOWN POS.	OLW14.kes	Absolute	0.72	26.3
□	G	8	TFA 1000M TA2	SPECIFICATION FLOODLIGHT, TA2 DISTRIBUTIONS, 1000W MH, W/ CLEAR LAMP.	ONE 1000-WATT CLEAR ED-37 METAL HALIDE, VERTICAL BASE-DOWN POSITION.	TFA_1000M_TA2.kes	110000	0.72	1090
□	H	1	ALX1 7000L SR4	AREA SIZE 1 LED, 350 LUMEN NICHIA LED, 400mA DRIVER, TEMP 52.1C REAR.	ONE 110-WATT LED, AIMED DOWN POS.	ALX1_7000L_SR4.kes	Absolute	0.72	110



LUMINAIRE LOCATIONS											
No.	Label	X	Location Y	Z	M/H	Orientation	TM	X	Alt Y	Z	
1	A	692.1	-185.7	25.0	25.0	-90.0	0.0	590.9	-185.7	0.0	
2	B	300.1	-188.1	25.0	25.0	0.0	0.0	300.1	-186.9	0.0	
3	B	392.5	-187.2	25.0	25.0	0.0	0.0	392.5	-186.0	0.0	
4	B	486.7	-185.6	25.0	25.0	0.0	0.0	486.7	-184.4	0.0	
5	B	104.7	373.1	25.0	25.0	0.0	0.0	104.7	374.3	0.0	
6	B	276.8	366.6	25.0	25.0	0.0	0.0	276.8	367.6	0.0	
7	B	348.5	362.8	25.0	25.0	0.0	0.0	348.5	364.0	0.0	
8	B	458.8	354.1	25.0	25.0	0.0	0.0	458.8	355.3	0.0	
9	B	100.4	307.0	25.0	25.0	180.0	0.0	100.4	305.8	0.0	
10	C	255.2	-40.5	25.0	25.0	-90.0	0.0	254.0	-40.5	0.0	
11	C	193.4	-101.6	25.0	25.0	90.0	0.0	194.6	-101.6	0.0	
12	C	252.4	68.9	25.0	25.0	-90.0	0.0	251.2	68.9	0.0	
13	E	95.1	186.3	15.0	16.0	-90.0	0.0	83.9	186.3	0.0	
14	D	-53.1	437.8	15.0	16.0	180.0	0.0	-53.1	437.8	0.0	
15	H	-68.8	680.8	15.0	16.0	124.6	0.0	-45.6	678.8	0.0	
16	C	193.5	131.1	25.0	25.0	90.0	0.0	194.7	131.1	0.0	
17	B	347.1	300.0	25.0	25.0	180.0	0.0	347.1	298.8	0.0	
18	B	455.8	289.9	25.0	25.0	180.0	0.0	455.8	288.7	0.0	
19	F	-90.0	76.0	50.0	50.0	69.7	53.3	-30.0	110.0	0.0	
20	F	-90.0	76.0	50.0	50.0	151.9	56.8	-50.0	0.0	0.0	
21	F	-90.0	76.0	50.0	50.0	121.4	64.0	0.0	20.0	0.0	
22	F	-90.0	75.0	50.0	50.0	86.8	50.2	0.0	80.0	0.0	
23	C	195.8	-197.5	25.0	25.0	90.0	0.0	197.0	-197.5	0.0	
24	C	192.7	7.7	25.0	25.0	90.0	0.0	193.9	7.7	0.0	
25	B	184.2	304.4	25.0	25.0	180.0	0.0	184.2	303.2	0.0	
26	B	189.7	309.3	25.0	25.0	0.0	0.0	189.7	370.5	0.0	
27	F	-90.0	-75.0	50.0	50.0	120.3	53.3	-30.0	-110.0	0.0	
28	F	-90.0	-76.0	50.0	50.0	28.1	58.8	-50.0	0.0	0.0	
29	F	-90.0	-75.0	50.0	50.0	58.8	64.0	0.0	-20.0	0.0	
30	F	-90.0	-75.0	50.0	50.0	93.2	50.2	0.0	-80.0	0.0	
31	F	90.0	75.0	50.0	50.0	-59.7	53.3	30.0	110.0	0.0	
32	F	90.0	75.0	50.0	50.0	208.1	58.8	50.0	0.0	0.0	
33	F	90.0	75.0	50.0	50.0	238.6	64.0	0.0	20.0	0.0	
34	F	90.0	75.0	50.0	50.0	-68.8	60.2	0.0	80.0	0.0	
35	F	90.0	-75.0	50.0	50.0	239.7	53.3	30.0	-110.0	0.0	
36	F	90.0	-75.0	50.0	50.0	-26.1	58.8	50.0	0.0	0.0	
37	F	90.0	-75.0	50.0	50.0	-58.8	64.0	0.0	-20.0	0.0	
38	F	90.0	-75.0	50.0	50.0	256.8	60.2	0.0	-80.0	0.0	
39	G	-90.0	75.0	50.0	50.0	-18.2	68.3	-185.0	160.0	0.0	
40	G	-90.0	75.0	50.0	50.0	231.7	67.2	-155.0	0.0	0.0	
41	G	-90.0	-75.0	50.0	50.0	235.6	56.2	-155.0	-140.0	0.0	
42	G	-90.0	-75.0	50.0	50.0	-57.7	65.7	-185.0	-15.0	0.0	
43	G	90.0	75.0	50.0	50.0	9.5	80.8	105.0	165.0	0.0	
44	G	90.0	75.0	50.0	50.0	161.8	57.2	115.0	0.0	0.0	
45	G	90.0	-75.0	50.0	50.0	18.4	57.2	115.0	0.0	0.0	
46	G	90.0	-75.0	50.0	50.0	166.8	59.7	110.0	-160.0	0.0	
47	B	272.2	299.4	25.0	25.0	180.0	0.0	272.2	298.2	0.0	
48	B	318.9	-87.9	25.0	25.0	180.0	0.0	318.9	-89.1	0.0	
49	B	21.7	376.1	25.0	25.0	0.0	0.0	21.7	377.3	0.0	
50	B	-40.3	378.1	25.0	25.0	0.0	0.0	-40.3	379.3	0.0	
51	B	-147.3	384.1	25.0	25.0	0.0	0.0	-147.3	385.3	0.0	
52	B	-235.3	389.1	25.0	25.0	0.0	0.0	-235.3	390.3	0.0	
53	B	18.4	311.0	25.0	25.0	180.0	0.0	18.4	309.8	0.0	
54	B	-43.8	316.0	25.0	25.0	180.0	0.0	-43.8	314.8	0.0	
55	B	-150.8	321.0	25.0	25.0	180.0	0.0	-150.8	319.8	0.0	
56	B	-238.8	326.0	25.0	25.0	180.0	0.0	-238.8	324.8	0.0	
57	B	-321.9	331.3	25.0	25.0	90.0	0.0	-320.7	331.3	0.0	
58	B	-323.9	329.3	25.0	25.0	90.0	0.0	-322.7	329.3	0.0	
59	E	-124.1	232.7	15.0	15.0	90.0	0.0	-122.9	232.7	0.0	

MANATEE SCHOOL FOR THE ARTS

SITE LIGHTING
POINT ILLUMINATION STUDY

Designer

R.A. MCILRATH

Date

Jan 31, 2011

Scale



AS NOTED

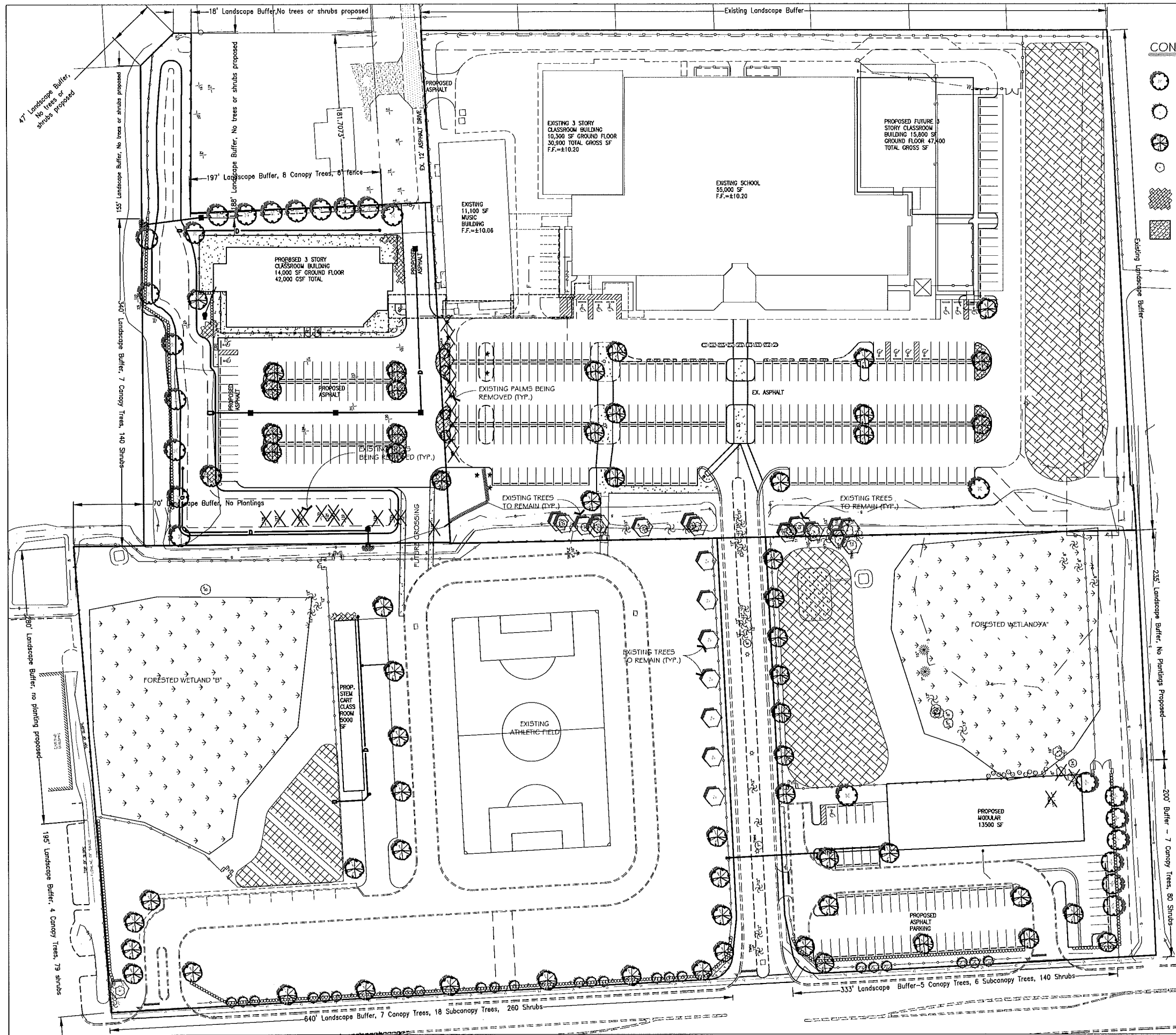
Drawing No.

GDP-5 SITE LIGHTING







GDP-5

NOTE:
1. EXISTING STORMWATER SYSTEM TO BE PLACED INTO OPERATION & MAINTENANCE.
2. OWNER TO PROVIDE CITY OF PALMETTO A BLANKET METER READING/REPAIR EASEMENT.

ENGINEERING INTENT	MANATEE SCHOOL FOR THE ARTS			 <p>ARCHITECTURE - INTERIOR DESIGN</p> <p>Architects: Jovis L. Moore, AIA 4542 6001330 Palm Beach, FL 33421 706 Riverchase Drive Palmbeach, FL 39221 Copyright Moore & Design, LLC. All Rights Reserved.</p>	 <p>Civil Engineering, Landscape Architecture, Planning, Ecological Consulting 908 14th Street West, Bradenton, FL 34205 1-847-778-5400/841-708-5405</p>	NO.	DATE	REVISION DESCRIPTION
	SHEET NO. C1	PROJECT NO. 1101	DATE 12/27/2010					



CONCEPT PLANT SCHEDULE

	<u>CANOPY TREES</u> Indolisa OSHA, Pines, Black Olive, Tabebuia, Goldenrain, Bald Cypress, Maple, Holly, Cedar	27
	<u>SUBCANOPY TREE</u> Indolisa Ligustrum, Grape Myrtle, Buttonwood, Bottlebrush,	28
	<u>REPLACEMENT TREE</u> REPLACEMENT TREES MINIMUM 3" GAL., SAME TREE OPTIONS AS WITH CANOPY TREES	61
	<u>MEDIUM HEDGE SHRUB</u> Simpson Bopper, Viburnum, Ligustrum, Pittosporum, Podocarpus.	536
	<u>MED COURSE TEXTURE</u> Muhly grass, Pakahoahee Grass, Cordia, Caribbean Palm, Philodendron	3,84-4 sf
	<u>COURSE SMALL</u> Juniper, Muhly Grass, Linopoe, Blackberry Flax, Dwarf Pakahoahee	1,015 sf

GENERAL LANDSCAPE NOTES

1. IRRIGATION WILL BE PROVIDED BY GROUND WATER REMOVAL SUPPLEMENTED BY REUSE WITHDRAWALS.
2. VEHICULAR USE AREAS WILL BE LANDSCAPED IN ACCORDANCE WITH ARTICLE X, LANDSCAPING REQUIREMENTS, SEC. 7-219(c), C.O.P. LDC.
3. SCREENING BUFFERS SHALL COMPLY WITH SEC. 7-219(b) C.O.P. LDC EXCEPT WHERE OTHERWISE NOTED.
4. ALL REQUIRED LANDSCAPING WILL MEET FLORIDA NO. 1 QUALITY STANDARDS.
5. ALL REQUIRED LANDSCAPING WILL BE IRRIGATED UTILIZING AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100 PERCENT COVERAGE
6. EXISTING ARTESIAN WELL WILL BE REPLACED FOR USE IN PROVIDING IRRIGATION
7. PLANT MATERIALS OTHER THAN THOSE IDENTIFIED NEED TO BE APPROVED BY CITY OF PALMETTO PLANNING STAFF.

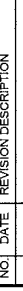

TREE REMOVAL/REPLACEMENT INVENTORY

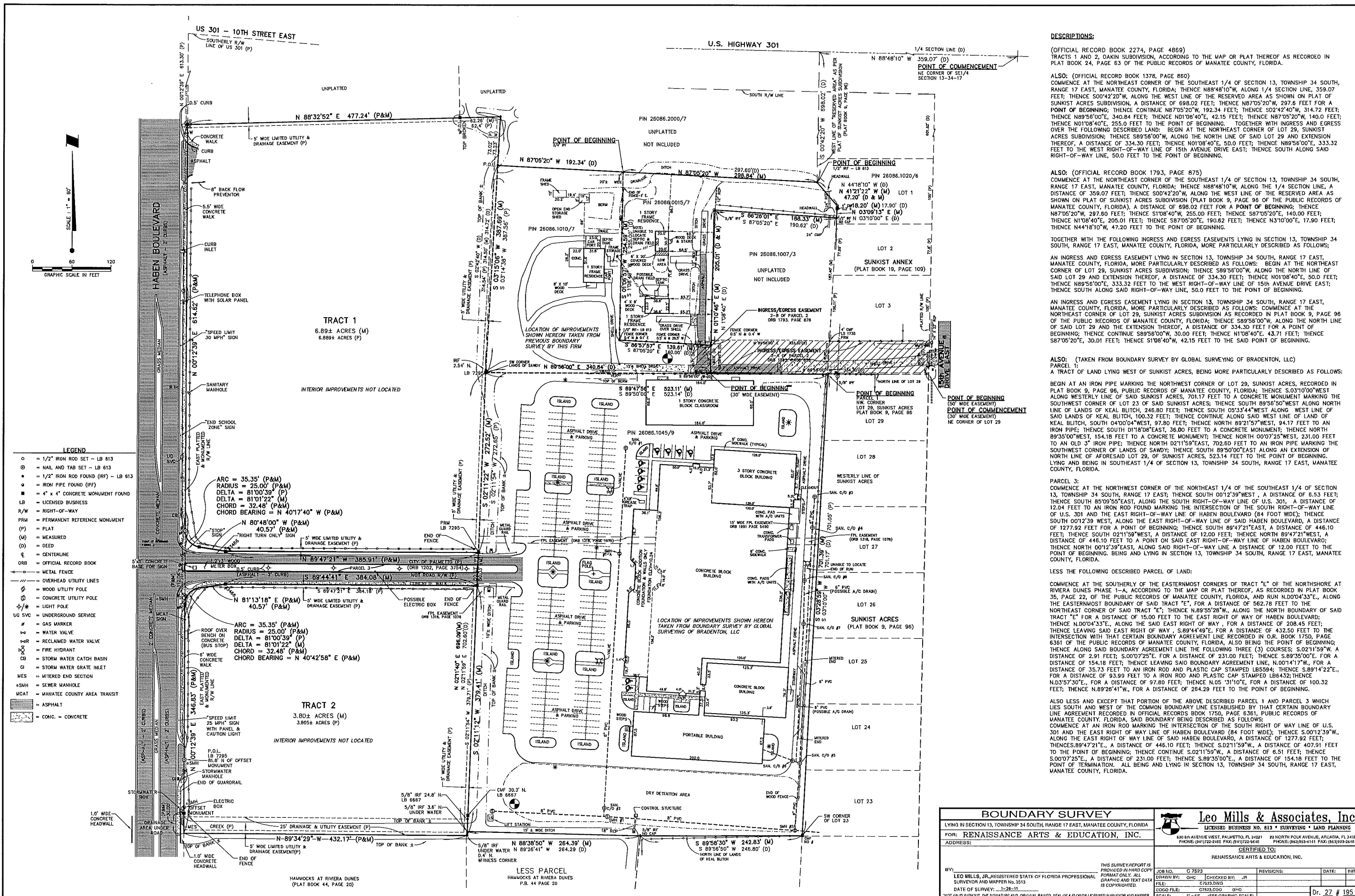
TREES TO BE REMOVED FROM OVERALL SITE COMMON AREA, ROADS & SWIS	
TOTAL DBH INCHES REMOVED	220
TOTAL REQUIRED CALIPER REPLACEMENT TREE INCHES	220
PROPOSED REPLACEMENT TREE INCHES =	220
TOTAL NUMBER OF PALMS REMOVED =	11
PROPOSED REPLACEMENT PALMS =	0

*-TREE INFORMATION BASED ON INFORMATION PROVIDED BY OTHERS.



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'

PRELIMINARY LANDSCAPE PLAN		MANATEE SCHOOL FOR THE ARTS		 <p>ARCHITECT: JONIL MOORE, AIA PHONE 941.729.1229 708 Riverbide Drive Palmetto, FL 34221 Copyright Moore 2 Design, LLC. All Rights Reserved.</p>	
SHEET NO. L1	PROJECT NO. 1101	DATE 12/27/2010			
	 <p>Civil Engineering, Landscape Architecture, Planning, Ecological Consulting 828 14th Street West, Bradenton, FL 34201 (941) 738-8400/841 708 8405</p>				
		NO.	DATE	REVISION DESCRIPTION	
		1	12.31.2011	Landscape modifications per client	
		2	2.11.2012	Landscape modifications per client	
		3	2.22.2012	Landscape modifications per client	
		--	2.24.2011	Landscape modifications per layout mod.	
		--			



DESCRIPTIONS:

(OFFICIAL RECORD BOOK 2274, PAGE 4869)
TRACTS 1 AND 2, OAKIN SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 24, PAGE 63 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

ALSO: (OFFICIAL RECORD BOOK 1378, PAGE 860)
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N88°48'10"W, ALONG 1/4 SECTION LINE, 359.07 FEET; THENCE S00°42'20"W, ALONG THE WEST LINE OF THE RESERVED AREA AS SHOWN ON PLAT OF SUNKIST ACRES SUBDIVISION, A DISTANCE OF 698.02 FEET; THENCE N87°05'20"W, 297.6 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N87°05'20"W, 192.34 FEET; THENCE S02°42'40"W, 314.72 FEET; THENCE N89°56'00"E, 340.84 FEET; THENCE N01°08'40"E, 42.15 FEET; THENCE N87°05'20"W, 140.0 FEET; THENCE N01°08'40"E, 255.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: BEGIN AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION; THENCE S89°56'00"W, ALONG THE NORTH LINE OF SAID LOT 29 AND EXTENSION THEREOF, A DISTANCE OF 334.30 FEET; THENCE N01°08'40"E, 50.0 FEET; THENCE N89°56'00"E, 333.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF 15th AVENUE DRIVE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE, 50.0 FEET TO THE POINT OF BEGINNING.

ALSO: (OFFICIAL RECORD BOOK 1793, PAGE 875)
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA; THENCE N88°48'10"W, ALONG THE 1/4 SECTION LINE, A DISTANCE OF 359.07 FEET; THENCE S00°42'20"W, ALONG THE WEST LINE OF THE RESERVED AREA AS SHOWN ON PLAT OF SUNKIST ACRES SUBDIVISION (PLAT BOOK 9, PAGE 96 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA), A DISTANCE OF 698.02 FEET FOR A POINT OF BEGINNING; THENCE N87°05'20"W, 297.60 FEET; THENCE S108°40'W, 255.00 FEET; THENCE S87°05'20"E, 140.00 FEET; THENCE N108°40'E, 205.01 FEET; THENCE S87°05'20"E, 190.62 FEET; THENCE N31°00'W, 17.90 FEET; THENCE N44°18'10"W, 47.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING INGRESS AND EGRESS EASEMENTS LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN INGRESS AND EGRESS EASEMENT LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION; THENCE S89°56'00"W, ALONG THE NORTH LINE OF SAID LOT 29 AND EXTENSION THEREOF, A DISTANCE OF 334.30 FEET; THENCE N01°08'40"E, 50.0 FEET; THENCE N89°56'00"E, 333.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF 15th AVENUE DRIVE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY LINE, 50.0 FEET TO THE POINT OF BEGINNING.

AN INGRESS AND EGRESS EASEMENT LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 29, SUNKIST ACRES SUBDIVISION AS RECORDED IN PLAT BOOK 9, PAGE 96 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S89°56'00"W, ALONG THE NORTH LINE OF SAID LOT 29 AND THE EXTENSION THEREOF, A DISTANCE OF 334.30 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89°56'00"W, 30.00 FEET; THENCE N108°40'E, 43.71 FEET; THENCE S87°05'20"E, 30.01 FEET; THENCE S108°40'W, 42.15 FEET TO THE SAID POINT OF BEGINNING.

ALSO: (TAKEN FROM BOUNDARY SURVEY BY GLOBAL SURVEYING OF BRADENTON, LLC)
PARCEL 1:
A TRACT OF LAND LYING WEST OF SUNKIST ACRES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT AN IRON PIPE MARKING THE NORTHWEST CORNER OF LOT 29, SUNKIST ACRES, RECORDED IN PLAT BOOK 9, PAGE 96, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S.03°01'00"W, WEST ALONG WESTERLY LINE OF SAID SUNKIST ACRES, 701.17 FEET TO A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF LOT 23 OF SAID SUNKIST ACRES; THENCE SOUTH 89°56'50"W, WEST ALONG NORTH LINE OF LANDS OF KEAL BLITCH, 246.80 FEET; THENCE SOUTH 05°33'44"W, WEST ALONG WEST LINE OF SAID LANDS OF KEAL BLITCH, 100.32 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF LAND OF KEAL BLITCH, SOUTH 04°00'04"W, WEST, 97.80 FEET; THENCE NORTH 89°21'57"W, WEST, 94.17 FEET TO AN IRON PIPE; THENCE SOUTH D1°18'08"E, EAST, 36.00 FEET TO A CONCRETE MONUMENT; THENCE NORTH 89°35'00"W, WEST, 154.18 FEET TO A CONCRETE MONUMENT; THENCE NORTH 00°07'25"W, WEST, 231.00 FEET TO AN OLD 3" IRON PIPE; THENCE NORTH D21°15'59"E, EAST, 702.60 FEET TO AN IRON PIPE MARKING THE SOUTHWEST CORNER OF LANDS OF SAWDY; THENCE SOUTH 89°50'00"E, EAST ALONG AN EXTENSION OF NORTH LINE OF AFORESAID LOT 29, OF SUNKIST ACRES, 523.14 FEET TO THE POINT OF BEGINNING. LYING AND BEING IN SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

PARCEL 3:
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST; THENCE SOUTH 00°12'39"W, WEST, A DISTANCE OF 6.53 FEET; THENCE SOUTH 85°09'55"E, EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301, A DISTANCE OF 12.04 FEET TO AN IRON ROD FOUND MARKING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF U.S. 301 AND THE EAST RIGHT-OF-WAY LINE OF HABON BOULEVARD (84 FOOT WIDE); THENCE SOUTH 00°12'39"W, WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HABON BOULEVARD, A DISTANCE OF 1277.92 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89°47'21"E, EAST, A DISTANCE OF 446.10 FEET; THENCE SOUTH 02°11'59"W, WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°47'21"W, WEST, A DISTANCE OF 446.10 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HABON BOULEVARD; THENCE NORTH 00°12'39"E, EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PARCEL OF LAND:

COMMENCE AT THE SOUTHERLY OF THE EASTERNMOST CORNERS OF TRACT "E" OF THE NORTHSIDE AT RIVERA DUNES PHASE 1-A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 22, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RUN N.00°04'33"E, ALONG THE EASTERNMOST BOUNDARY OF SAID TRACT "E", FOR A DISTANCE OF 562.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E"; THENCE N.89°55'28"W, ALONG THE NORTH BOUNDARY OF SAID TRACT "E" FOR A DISTANCE OF 15.00 FEET TO THE EAST RIGHT OF WAY OF HABON BOULEVARD; THENCE N.00°04'33"E, ALONG THE SAID EAST RIGHT OF WAY, FOR A DISTANCE OF 208.45 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY, S.89°44'49"E, FOR A DISTANCE OF 432.50 FEET TO THE INTERSECTION WITH THAT CERTAIN BOUNDARY AGREEMENT LINE RECORDED IN O.R. BOOK 1750, PAGE 6351 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY AGREEMENT LINE THE FOLLOWING THREE (3) COURSES: S.02°11'59"W, A DISTANCE OF 2.91 FEET; S.00°07'25"E, FOR A DISTANCE OF 231.00 FEET; THENCE S.89°35'00"E, FOR A DISTANCE OF 154.18 FEET; THENCE LEAVING SAID BOUNDARY AGREEMENT LINE, N.00°14'17"W, FOR A DISTANCE OF 35.73 FEET TO AN IRON ROD AND PLASTIC CAP STAMPED LB5594; THENCE S.89°14'22"E, FOR A DISTANCE OF 93.99 FEET TO AN IRON ROD AND PLASTIC CAP STAMPED LB433; THENCE N.D3°57'30"E, FOR A DISTANCE OF 97.80 FEET; THENCE N.05°31'10"E, FOR A DISTANCE OF 100.32 FEET; THENCE N.89°26'41"W, FOR A DISTANCE OF 264.29 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PARCEL 1 AND PARCEL 3 WHICH LIES SOUTH AND WEST OF THE COMMON BOUNDARY LINE ESTABLISHED BY THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1750, PAGE 6351, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID BOUNDARY BEING DESCRIBED AS FOLLOWS: COMMENCE AT AN IRON ROD MARKING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF U.S. 301 AND THE EAST RIGHT OF WAY LINE OF HABON BOULEVARD (84 FOOT WIDE); THENCE S.00°12'39"W, ALONG THE EAST RIGHT OF WAY LINE OF SAID HABON BOULEVARD, A DISTANCE OF 1277.92 FEET; THENCE S.89°47'21"E, A DISTANCE OF 446.10 FEET; THENCE S.D21°15'59"W, A DISTANCE OF 407.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.D21°15'59"W, A DISTANCE OF 6.51 FEET; THENCE S.00°07'25"E, A DISTANCE OF 231.00 FEET; THENCE S.89°35'00"E, A DISTANCE OF 154.18 FEET TO THE POINT OF TERMINATION. ALL BEING AND LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

BOUNDARY SURVEY			
LYING IN SECTION 13, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA			
FOR: RENAISSANCE ARTS & EDUCATION, INC.			
ADDRESS:			
BY: LEO MILLS, JR., REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 3513			
DATE OF SURVEY: 11/28/2011			
THIS SURVEY REPORT IS PROVIDED IN HARD COPY FORMAT ONLY. ALL GRAPHIC AND TEXT DATA IS COPYRIGHTED.			
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.			
JOB NO. C 7523		DATE: 11/28/2011	
DRAWN BY: QHC		CHECKED BY: JR	
FILE: C7523.DWG		REVISIONS:	
CDDG FILE: C7523.DWG		DATE: 11/28/2011	
SCALE: 1" = 60'		(SEE GRAPHIC SCALE)	
Dr. 27		# 195	